

Portland 37148

ZIP code · TN · Tennessee > Sumner County > Portland

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

466

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



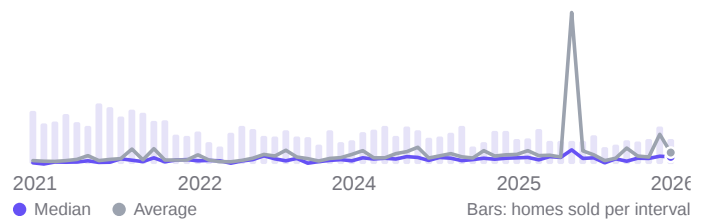
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$336K · Average \$391K

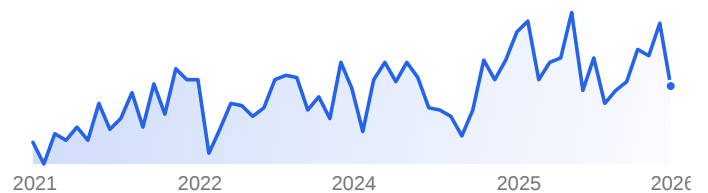
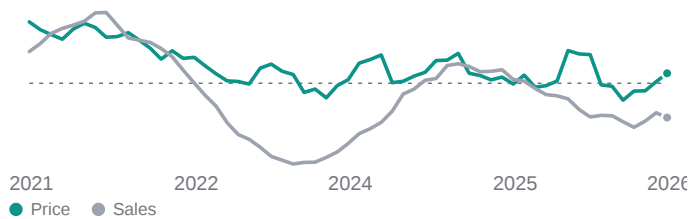


Growth (year over year)

Price +4.8% · Sales -16.3%

Price per square foot

\$222/ft²

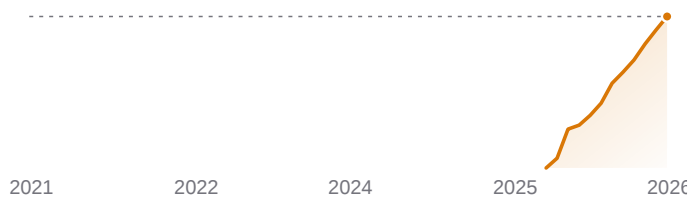


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

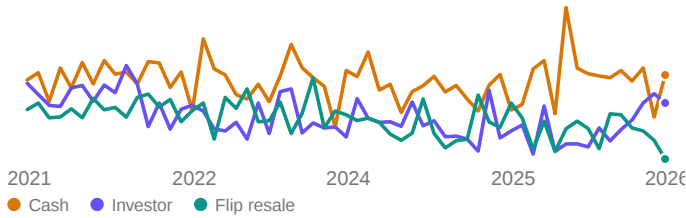
4.7%



BUYERS & OUTCOMES

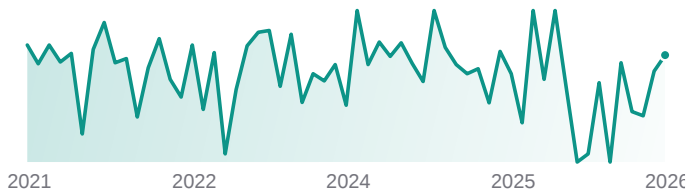
Buyer mix

Cash 30% · Investor 20% · Flip resale 0%



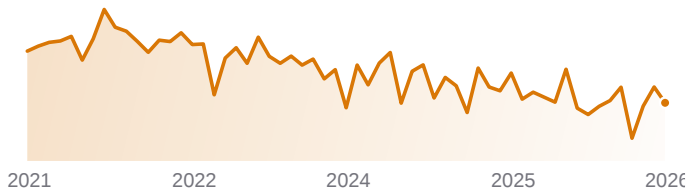
Sellers who sold at a gain

94%

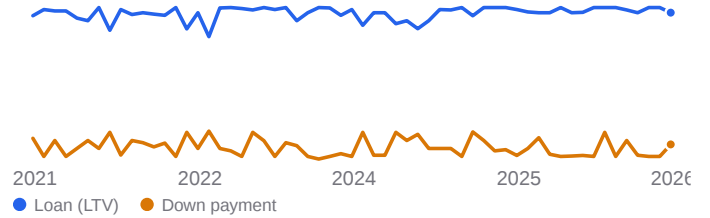


Median annualized return at resale

+6.0%

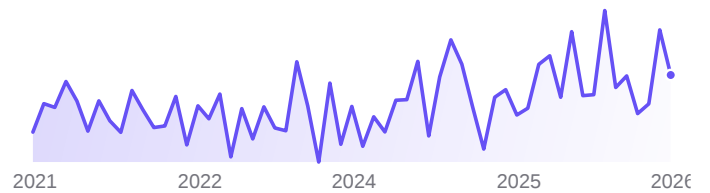


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,883
Median value (AVM)	\$334K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1998
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	7.9%
Median loan-to-value	47%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	27,877
Density	204 / mi²
Median household income	\$75K
Average household income	\$83K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	8.7%
Unemployment	1.0%
Average temp	58°F
Annual precip	53 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.